



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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September 13, 2011

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

26 September 13, 2011

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Supervisors:

**FINDINGS AND ORDERS OF THE BUILDING REHABILITATION
APPEALS BOARD IN THE UNINCORPORATED AREAS
OF ACTON, ALTADENA, FAIRMONT, HI VISTA,
LAKE ELIZABETH, PALMDALE, AND SAN GABRIEL
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

This action will adopt the findings and orders of the Building Rehabilitation Appeals Board pursuant to Title 26 of the Los Angeles County Code, Building Code, which provides for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

IT IS RECOMMENDED THAT YOUR BOARD:

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

8338 Garibaldi Avenue, San Gabriel, California 91775
3181 Lincoln Avenue, Altadena, California 91001
5908 Shannon Valley Road, Acton, California 93510
19402 West Lancaster Road, Fairmont, California 93536
46802 250th Street East, Hi Vista, California 93535
14766 Flintstone Drive, Lake Elizabeth, California 93532
14938 Sandrock Drive, Palmdale, California 93532

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to provide for abatement of public nuisances through rehabilitation procedures. Title 26 of the Los Angeles County Code, Building Code, provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provisions of Operational Effectiveness (Goal 1) and Community and Municipal Services (Goal 3) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

FISCAL IMPACT/FINANCING

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owners. Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Building Code provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before your Board and be heard prior to abatement of the nuisance(s) by the County. However, your Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

ADDRESS: 8338 Garibaldi Avenue, San Gabriel, California 91775

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by September 16, 2011, permits be obtained and the structure(s) be repaired to Code, (b) that the structure(s) be maintained secured to prevent unauthorized entry, and (c) that the property be maintained clean.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to juveniles and transients and is a health, fire, and safety hazard to the adjacent community. The building or structure must be secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto.
3. Portions of the exterior walls covering lack a protective coat of paint.
4. Doors and windows are broken.
5. The roof covering has deteriorated.
6. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken equipment, furniture, overgrown vegetation, weeds, debris, and junk.

The interior of the building was not readily accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 3181 Lincoln Avenue, Altadena, California 91001

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by September 16, 2011, permits be obtained and the structure(s) be repaired to Code, rebuilt to Code, or demolished, (b) that the structure(s) be maintained secured to prevent unauthorized entry, and (c) that the property be maintained clean. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The buildings were open, accessible to children, vandalized, and a threat to public safety and welfare until they were barricaded.
3. The underfloor ventilation screening is missing.
4. Portions of the exterior walls are inadequate.
5. Doors and windows are broken.
6. The roof coverings of the two buildings are deteriorated.
7. Overgrown vegetation and weeds constituting an unsightly appearance.
8. Miscellaneous articles of personal property scattered about the premises.
9. Piles of dirt and construction debris scattered about the premises.

The interior of the buildings were not readily accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 5908 Shannon Valley Road, Acton, California 93510

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: the unsafe structures are declared a public nuisance due to the immediate threat to public safety and health and that by September 21, 2011, the unpermitted and unsafe structures on the property be demolished. Demolition includes obtaining the necessary permits and approvals and the removal of all foundations, slabs, decks, walks, utility poles, driveways, debris, and the proper abandonment of any sewer or sewage disposal system; however, this recommendation is not intended to cause a conflict with the sentencing requirements imposed by Judge Daviann Mitchell of the Los Angeles Superior Court in the criminal case of the "People vs. Fahey."

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Buildings 1, 5, 6, 7, 8, 9, 10, 11, 12, and 13 and portions of Building 3 are unpermitted structures and have been declared unsafe due to structurally unsound, a fire hazard, and unsafe electrical wiring, devices, and equipment.
3. All unpermitted structures have been ordered to vacate and all unsafe electrical wiring, devices, and equipment are disconnected and not to be reenergized.
4. The decks and walkways are unpermitted and also have been declared unsafe due to structurally unsound, a fire hazard, and unsafe electrical wiring, devices, and equipment.

ADDRESS: 19402 West Lancaster Road, Fairmont, California 93536

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by September 16, 2011, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation and maintained cleared thereafter, (b) that by September 16, 2011, permits be obtained and the structure(s) be repaired to Code, and (c) that the structure(s) be maintained secured to prevent unauthorized entry.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open, accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare until it was barricaded, as requested by the Fire Department.
3. Portions of the walls are damaged and lack a protective coating of paint.

4. Doors and windows are broken.
5. The required heating system is inoperable and missing.
6. Overgrown vegetation and weeds constituting an unsightly appearance.
7. Miscellaneous articles of personal property scattered about the premises.
8. Trash, junk, and debris scattered about the premises.

The interior of the building was not readily accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 46802 250th Street East, Hi Vista, California 93535

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by September 16, 2011, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that by September 16, 2011, permits be obtained and the structure(s) be demolished. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is open and accessible to juveniles and transients and a health, fire, and safety hazard to the adjacent community. The building or structure must be secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto.
3. The building contains inadequate floor supports or foundation.
4. The interiors and exterior walls are damaged.
5. Doors and windows are broken.
6. The building contains damaged ceiling and roof supports.
7. The required heating system is damaged.
8. Electrical wiring is missing and inadequate.
9. The portable water system of the dwelling is missing.
10. The water heater, lavatory, bath facility, kitchen sink, and laundry tray or standpipe of the dwelling are missing, damaged, or insanitary.

11. The building contains defective, inadequate, or damaged drain, waste, and vents systems.
12. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
13. Miscellaneous articles of personal property scattered about the premises.
14. Trash, junk, and debris scattered about the premises.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 14766 Flintstone Drive, Lake Elizabeth, California 93532

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by September 16, 2011, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation and maintained cleared thereafter, (b) that by September 16, 2011, permits be obtained and the structure(s) be repaired to Code, rebuilt to Code, or demolished, and (c) that the structure(s) be maintained secured to prevent unauthorized entry. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open, accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare until it was barricaded, as requested by the Fire Department.
3. Portions of the exterior walls are deteriorated and inadequate.
4. Doors and windows are broken.
5. The exterior stairway and landing are hazardous.
6. The electrical service is noncomplying.
7. Miscellaneous articles of personal property scattered about the premises.
8. Trash, junk, and debris scattered about the premises.

The interior of the building was not readily accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 14938 Sandrock Drive, Palmdale, California 93532

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by

September 16, 2011, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation and maintained cleared thereafter, (b) that by September 16, 2011, permits be obtained and the structure(s) be repaired to Code, and (c) that the structure(s) be maintained secured to prevent unauthorized entry.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building and hot tub were open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare until it was barricaded, as requested by the Fire Department.
3. Doors are broken.
4. Overgrown vegetation and weeds constituting an unsightly appearance.
5. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
6. Miscellaneous articles of personal property scattered about the premises.
7. Trash, junk, and debris scattered about the premises.

The interior of the building was not readily accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this letter to the Department of Public Works, Building and Safety Division.

The Honorable Board of Supervisors

9/13/2011

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Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:RP:nm

c: Chief Executive Office (Rita Robinson)
County Counsel
Executive Office